

BRIEFING DETAILS

BRIEFING DATE / TIME	11 March 2019 Site inspection and briefing undertaken simultaneously
LOCATION	Site

BRIEFING MATTER

2018STH022 – Wollongong – DA-2018/783 - 340 West Dapto Road Kembla Grange - Subdivision

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Acting Chair), Renata Brooks, and Michael Mantei
APOLOGIES	Pam Allan
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Kristy Robinson John Wood
OTHER	

KEY ISSUES DISCUSSED

- Poor submission package - substantial amount of additional information requested.
- Complex development on a highly constrained site.
- Strategic importance in West Dapto Release Area (Stages 1/2) - future Darkes Road Town Centre (envisioned as a large village centre), future school site and district level sportsfield.
- No overriding vision - Council initiated development should demonstrate best practice urban design outcomes.
- Concerns with the adopted Neighbourhood Plan and its failure to have properly considered the constraints of the site at the outset as this should have informed the subdivision layout.
- Bulk earthworks (approximately 350,000m³ of net fill) is unacceptable - impacts on the natural landform/landscape character of the site and neighbouring properties.
- Impacts on flora and fauna - proposed wholesale removal of the majority of native vegetation composed primarily of ecologically endangered communities (EEC) will not be supported.
- Realignment of riparian corridors – environmental and heritage impacts.
- Conflicts between stormwater management and useability of recreational lands.
- Substantial redesign required to progress the application.

TENTATIVE PANEL MEETING DATE: N/A